

MINUTES OF MEETING

Springfield-Sangamon County Regional Planning Commission

February 20, 2019

1. CALL TO ORDER.

Vice-Chairman Joe Gooden called the meeting to order at 9:32 AM.

2. ROLL CALL.

Mary Jane Niemann called the roll.

JULY 2018	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY 2019	FEBRUARY	MARCH	APRIL	MAY	JUNE	Member	Representative	Affiliation
X	X	X	X		X							Larry Hamlin, Chair		Sangamon County
X	X	X	X	X	X	X	X					Joe Gooden, Vice Chair		City of Springfield
X	X	X	X	X		X	X					Kenneth Springs, Sec.		Sangamon County
X		X	X	X	X	X	X					Mayor Jim Langfelder	Bonnie Drew	City of Springfield
X	X	X	X	X	X	X	X					Andy Van Meter	Brian McFadden	Sangamon County Board
X	X	X	X	X	X	X	X					Ald. Joe McMenamin		City Council
		X	X	X	X	X						Ald. Andrew Proctor		City Council
				X			X					Greg Stumpf	Trustin Harrison	Sangamon County Board
X			X	X	X	X	X					George Preckwinkle	Charlie Stratton	Sangamon County Board
		X	X	X	X		X					Leslie Sgro	Jason Graham	Springfield Park District
X	X	X	X	X	X	X	X					Frank Vala	Roger Blickensderfer / Traci Carter	Springfield Airport Authority
	X	X	X	X	X	X	X					Brian Brewer	Frank Squires / Steve Schoeffel	Sangamon Mass Transit District
X	X	X	X	X	X	X	X					Dick Ciotti	Gregg Humphrey / Rob Leinweber / Jason Jacobs	Sangamon County Water Reclamation District
	X		X	X	X	X	X					Jeff Vose	Lyle Wind / Shannon Fehrholz	Regional Office of Education
X	X	X	X	X	X	X	X					Greg Kruger		City of Springfield
		X	X		X		X					Eric Hansen		Sangamon County
X	X	X	X	X	X	X	X					Val Yazell		City of Springfield

Others

Cole Gay	Roger Kanerva
Al Giacomini	Steve Schoeffel
Bob Giacomini	Steve Walker
Tom Giacomini	Kurt Wilke
T.J. Heavisides	

Staff

Molly Berns	Lindsay Kovski
Ethan Hendricks	Mary Jane Niemann
Shannan Karrick	Jason Sass
Steve Keenan	Joe Zeibert

3. **MINUTES OF MEETING.**

Vice-Chairman Gooden asked if there were any additions or corrections to the minutes of the January 16, 2019 Regional Planning Commission meeting. There were none. The minutes were accepted as mailed.

4. **MINUTES OF THE EXECUTIVE POLICY BOARD.**

There was no meeting of the Executive Board.

5. **REPORT OF OFFICERS.**

There was no report of officers.

6. **REPORT OF THE EXECUTIVE DIRECTOR.**

Molly Berns noted that Lindsay Kovski, the SSCRPC's administrative secretary, was in attendance. Kovski has been with the Commission since July 2018 and will serve as recording secretary in Niemann's absence.

Berns welcomed Sangamon County Zoning Administrator Trustin Harrison. Harrison will serve as Greg Stumpf's representative on the Regional Planning Commission. Stumpf's former representative was Jim Stone who retired in December 2018.

7. **CORRESPONDENCE.**

Berns stated that a letter from Cole Gay, President of the Cobblestone Homeowners Association will be read into the record during discussion of Cobblestone Estates under Unfinished Business.

8. **PUBLIC HEARING.**

There was no one who wished to address the Commission.

9. **COMMITTEE REPORTS.**

Land Subdivision Committee (LSC) – The project reviewed at the 02/07/2019 Land Subdivision Committee requires action by the Regional Planning Commission:

Iles Junction West

Preliminary Plan

Variance of Sec. 153.121(b)(21) – Submission Requirements

Part of the SE ¼, Section 8, Part of the NE ¼, Section 17, Part of the SW ¼, Section 9, and Part of the N ½, NW ¼, Section 16, T15N, R5W

Joe Zeibert stated that this development consists of seven lots on twelve acres located between Old MacArthur Boulevard and New MacArthur Boulevard, south of Centre Street. Phase 1 will include Lots 3-8. Phase 2 will include Lot 2 with the extension of Westchester Boulevard. Zeibert noted that the City Council approved the Location & Sketch Map and Variances Requested at their February 19, 2019 meeting. The jurisdictional transfer from the Illinois Department of Transportation to the City of Springfield for a section of MacArthur Boulevard from south of Junction Circle to south of I-72 was also approved at that meeting. That transfer allows access onto MacArthur Boulevard.

Zeibert noted that the Variance Request was withdrawn at the Land Subdivision Committee meeting and the Land Subdivision Committee recommended approval of the Preliminary Plan.

Commissioner Eric Hansen asked if this development was before the Commission previously. Zeibert said that it was.

Commissioner Eric Hansen moved to recommend approval of Iles Junction West – Preliminary Plan. Commissioner Greg Kruger seconded the motion and the motion passed via a roll call vote with 14 yes votes and 1 no vote by Commissioner Joe McMenamin citing reasons stated in previous minutes.

10. UNFINISHED BUSINESS.

Cobblestone Estates

Revised Preliminary Plan

Variance of Sec. 153.157(L) – Restriction of Access

Variance of Sec. 153.158(C) – Block Length

Variance of Sec. 153.158(B)(2) – Lot Arrangement

Description: Part of the SE ¼, Section 11, T15N, R6W (Located east of Meadowbrook Road between Lear Drive and Yucan Drive)

Frank Squires moved to remove Cobblestone Estates - Revised Preliminary Plan, Variance of Sec. 153.157(L) – Restriction of Access, Variance of Sec. 153.158(C) – Block Length and Variance of Sec. 153.158(B)(2) – Lot Arrangement from the table for discussion and consideration. Gregg Humphrey seconded the motion and the motion passed unanimously via a voice vote.

Commissioner McMenamin stated that he recalled that the SSCRPC staff previously opposed this plan and variances. He asked if the staff recommendation has changed since receipt of correspondence from the Cobblestone Estates Homeowners Association.

Berns then read the correspondence the SSCRPC received February 15, 2019 from Cole Gay, President of the Cobblestone Homeowners Association into the record. (See attached).

Zeibert said the staff still recommends denial of the preliminary plan and variances despite the correspondence received.

Commissioner McMenamin asked if the staff would recommend a change to residential if it did not include a cul-de-sac. Zeibert stated that what is being reviewed at this meeting is a subdivision item. Zoning is dealt with through a different process, not via the Land Subdivision Committee. Zeibert noted that the correspondence read into the record today addresses zoning matters, not subdivision matters.

Gregg Humphrey moved to recommend approval of Cobblestone Estates - Revised Preliminary Plan, Variance of Sec. 153.157(L) – Restriction of Access, Variance of Sec. 153.158(C) – Block Length and Variance of Sec. 153.158(B)(2) – Lot Arrangement. Commissioner Eric Hansen seconded the motion.

Roger Blickensderfer asked if the Land Subdivision Committee had revisited this submittal since the Regional Planning Commission's last meeting and asked if it was correct that the Land Subdivision Committee recommended denial of the plan and variances. Zeibert said the Land Subdivision Committee recommended denial of the plan and variances.

Vice-Chairman Gooden asked if the requested change is consistent with the 1993 transportation plan. Zeibert said the original submittal showed the road going through. He noted that there is an approved preliminary plan showing the road being connected to Meadowbrook Road. The road has always been shown going through.

Vice-Chairman Gooden asked if the requested change was consistent with the current City of Springfield Comprehensive Plan. Zeibert said there is a section within the Springfield Comprehensive Plan that addresses transportation connectivity and the importance of that. The staff recommended denial of the disconnection of the road and disconnection of the neighborhood with the remaining subdivision. The cul-de-sac would add additional traffic onto roads other than arterials instead of onto Meadowbrook Road.

Tom Giacomini, a partner in the Cobblestone Development since the early 1990s, addressed the Commission. He said this change is being requested and the reason the road has not been put in is due to market conditions. He noted that there is a stub street off of Meadowbrook Road and Westgate Drive connects to Happy Landing. The Fourth Addition was platted in 1998 with sixteen commercial lots, most being $\frac{3}{4}$ of an acre, zoned S-2. The intended market was small business and office. Tom Giacomini noted that eleven of the sixteen lots are vacant and have been for twenty years. Five of the commercial lots have been developed. The change from commercial to residential (duplex/condos) with a cul-de-sac is being requested as it is thought to be more feasible. He noted there is a natural barrier to isolate the proposed residential from the commercial. Lots are 175' deep and would allow them to put in a berm to further buffer some of the lots. Tom Giacomini said they feel that this proposal is a natural fit as it ties in with existing duplex/condos and it is a market that works.

Tom Giacomini said the reason for the cul-de-sac was to stop traffic from going through and allow residents to exit their driveways safely. Traffic would then continue to be diverted to arterial roadways (Koke Mill Road, Hedley Road, Meadowbrook Road, Wabash Avenue and eventually Archer Elevator Road).

Tom Giacomini then explained the variances. The stub street would be suitable to be the driveway for three commercial lots. He felt it made perfect sense for the shared access versus three separate access points for three potential businesses. The block length variance was requested so that commercial traffic would not flow through residential neighborhoods.

Tom Giacomini asked the Commission to look at the plan as a whole and recommend approval of the plan and variances.

Commissioner Greg Kruger asked where Daltile was located. Tom Giacomini pointed out the location of Daltile, Elite Autobody and mini-warehouses on the map.

Frank Squires asked if a yes vote would be approval of the plan and variances and a no vote would be denial of the plan and variances. Vice-Chairman Gooden stated that the motion on the floor was to approve the plan and variances, so a yes vote would be approval and a no vote would be denial.

Gregg Humphrey stated he is chairman of the Land Subdivision Committee and was one of the two votes to approve this plan and variances. He noted that there is only one item on the agenda for the March Land Subdivision Committee meeting and noted that a few meetings were cancelled last year due to a lack of business. He stated development was at a standstill in Springfield and Sangamon County and said we need to get development going.

Vice-Chairman Gooden asked if there were any Land Subdivision Committee members present that voted against the plan and variances. Trustin Harrison said the reason he voted no at the Land Subdivision Committee meeting was defending the ordinance. Vice-Chairman Gooden asked if the testimony heard today would change his vote. Harrison said it would most likely change his vote as it encouraged development.

Blickensderfer asked if action today would affect the rezoning to residential. Berns said a petition would need to be filed with the City of Springfield, a completely different action. She noted it would be a down zoning from the current zoning, so typically the Planning & Zoning Commission and ultimately the City Council look favorably toward down zoning particularly when a neighborhood association is in support of it based on historical precedents.

Commissioner McMenamin stated that as a member of the City Council, he wanted to inform the homeowners association that he strongly supports the zoning change to residential. He stated that as to the subdivision matters being voted on today, the staff has recommended that we go along with the long term transportation and development plans for the city. He asked if the Land Subdivision Committee voted 11 no and 2 yes. Zeibert said that was correct, 11 against the change. Commissioner McMenamin asked if the staff was still maintaining its position recommending denial. Zeibert said that was correct. Commissioner McMenamin stated that he strongly supported the plan to go more residential in this area to accommodate the current market.

Tom Giacomini stated that they will not be making a through street for residential. They will continue to bring a commercial aspect to it. He said if it remained commercial, it would remain a stub street until the time the market conditions in Springfield are favorable and there is enough inventory. He noted they are offering to take five net commercial acres out of the mix that would be commercial acres and turn them into residential. The neighborhood knows what happens with commercial properties – pavement, parking lots and very little landscape. He stated that this plan will work for development in that area and they will follow through immediately.

Commissioner McMenamin said we hear this narrative frequently about lack of development, so therefore compromise our standards and our long term plans. He thought that was a slippery slope to be on. The overall markets ultimately dictate development. He felt that the Commission should stick with long term planning and the recommendation of the staff on this particular matter.

Commissioner Eric Hansen stated that he agreed with the statement that markets will dictate what happens to this property and that is what is happening right now. He stated that he was in favor of the plan as presented.

Commissioner Greg Kruger said each one of these is considered on a case by case basis, it may be a slippery slope, but it is a slippery slope that we have some control over.

Berns noted that this plan goes to City Council for final approval.

Vice-Chairman Gooden noted that there was a motion and a second on the floor to approve the revised preliminary plan and variances.

Commissioner Val Yazell stated that she was torn because she was part of the team that wrote the Comprehensive Plan and this is contrary to the Comprehensive Plan. However, she noted that she was Economic Director for the City and she wants to see development. She stated that she has concerns about this setting a precedent, but would vote to approve.

The motion to approve passed with 14 yes votes and 1 no vote by Commissioner McMenamin.

11. NEW BUSINESS.

There was no new business.

12. SPECIAL ANNOUNCEMENTS AND PRESENTATIONS.

There were no special announcements and presentations.

13. ADJOURNMENT.

Vice-Chairman Gooden noted that he next Regional Planning Commission meeting will be held on March 20, 2019.

There being no further business, Commissioner Eric Hansen moved to adjourn. Gregg Humphrey seconded the motion and the meeting adjourned at 10:07 AM.

Respectfully Submitted,

MJN

Mary Jane Niemann
Recording Secretary